

THE HIGHLAND COUNCIL
JOINT NORTH AND SOUTH PLANNING APPLICATIONS
COMMITTEE

9 September 2026 at 9.30AM

MINUTE / ACTION NOTE

Listed below are the decisions taken by Committee held in the Council Chamber, Highland Council Headquarters, Glenurquart Road, Inverness/Remote and the actions that now require to be taken. The webcast of the meeting will be available within 48 hours of broadcast and will remain online for 12 months: <https://highland.public-i.tv/core/portal/home>

A separate memorandum will be issued if detailed or further instructions are required, or where the contents of the memorandum are confidential. Please arrange to take the required action based on this action note.

Committee Members Present:

Ms S Atkin	Dr M Gregson
Mr M Baird	Ms L Kraft
Mrs B Campbell	Mr B Lobban
Mrs L Dundas	Mr T MacLennan (remote)
Mr D Fraser	Mr D Macpherson
Mr L Fraser	Mr P Oldham (in the Chair)
Mr R Gale	Mrs M Reid
Ms C Gillies	Mr K Rosie
Mr K Gowans	Mrs L Saggars
Mr A Graham	

Non-Committee Members Present:

Ms M Hutchison
 Ms E Knox

Substitutes:

Mr J Bruce (AM only)
 Mr S Coghill (remote)
 Mrs J Hendry

Officers participating:

Mr D Mudie, Chief Officer – Planning and Building Standards (DM)
 Mr B Robertson, Area Planning Manager – South (BR)
 Mr P Wheelan, Planning Team Leader (PW)
 Mr L Burnside, Principal Planner (LB)
 Ms N Coyne, Planner (NC)
 Ms J Mair, Planner (JM)
 Ms R Banfro, Solicitor (Planning) and Clerk
 Mr I Meredith, Solicitor (Planning)
 Ms K Arnott, Committee Officer
 Ms R Ross, Committee Officer

ITEM NO	DECISION	ACTION
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1	Apologies for Absence Leisgeulan Apologies for absence were intimated on behalf of Mr C Ballance, Mr R Bremner, Ms T Collier, Mr J Edmondson, Mr R Jones, Mrs I Mackenzie, Mr S Mackie, Mr A MacKintosh, Mrs A MacLean, Ms J McEwan, Mr D Millar, Mrs M Paterson and Ms K Willis.	n/a
2	Declarations of Interest Foillseachaidhean Com-pàirt There were no Declarations of Interest. Transparency Statement – Mr D Macpherson – Item 3, as a member of the National Trust for Scotland.	n/a
3	Planning Application to be Determined Applicant: Scottish Hydro Electric Transmission Plc (25/03311/S37) (PLN/PLS/01/26) Location: Land 2430M SW of Loch Buidhe, Bonar Bridge (Wards 01, 03,04,05,06,08 and12). Nature of Development: Spittal to Beaully 400 kV OHL - Install, operate and keep installed 173km of new 400 kV overhead electricity line, supported on steel lattice tower structures, between proposed new substations at Banniskirk (ND 15905 56823) in the area of Spittal, and Fanellan (NH 48534 43208) in the area of Beaully, with a connection via a proposed new substation at Carnaig (NH 65053 97458) near to the existing substation at Loch Buidhe, in the area of Bonar Bridge; associated permanent diversion works to 18km of existing 132 kV and 275 kV overhead electricity lines, including the temporary diversion works, and ancillary development and associated works. Recommendation: RAISE OBJECTION During discussion the following main points were raised: - • attention was drawn to correspondence received from Golspie Community Council, clarifying that they objected to the application; • concern was expressed surrounding many areas of the application, including – the seven day a week construction and its impact on roads and residents; the amount of work that would be brought into the area from this project; the lack of assessment and mitigation of effects on bird life and protected species; the siting of towers in the Flow Country; the loss of ancient woodland; the cumulative impact with other existing and ongoing developments; the impact on World Heritage Sites and Special Landscape Areas; and the loss of agricultural land; • support was expressed for the development in principle, but it was suggested that not enough consideration had been given to alternative options such as undergrounding parts of the line, although the need for renewable energy and infrastructure for its transmission was recognised; the need to choose the best way of doing this for landscape and residents of the Highlands, rather than the cheapest option for the developer, was emphasised.	JM/NC/ LB

	• it was highlighted that almost all the statutory consultees had objected to this application; • the need for the applicant to work collaboratively with the Council to bring this development forward, was emphasised; and • thanks were extended to officers for providing comprehensive and detailed reports and presentations. The Committee AGREED to RAISE AN OBJECTION to the application for the reasons set out in the report with delegated powers to allow Officers, in consultation with the North and South Planning Committee Chairs to deal with subsequent matters arising through the PLI, including responding to Supplementary Environmental Information and all other PLI related consultations and correspondence.	
	The meeting ended at 5pm.	